13 Leicester Road, Wigston LE18 1NR
Telephone: 0116 2811 300 • Email: wigston@nestegg-properties.co.uk
www.nestegg-properties.co.uk

NESTEGG PROPERTIES

FLOOR PLAN

DIMENSIONS

Entrance Hall

Kitchen
7'10 x 10'5 (2.39m x 3.18m)

Lounge Diner
14'4 x 22'2 (4.37m x 6.76m)

Home Office/Bedroom Four

Downstairs Cloakroom
4'8 x 6'5 (1.42m x 1.96m)

Landing

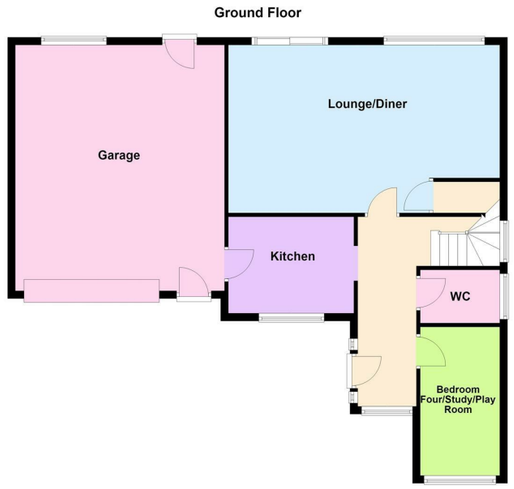
Bedroom One
10'4 x 14'2 (3.15m x 4.32m)

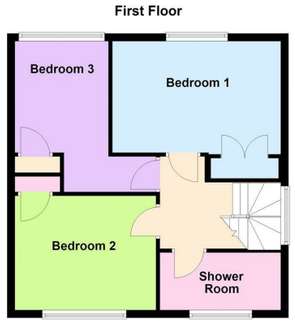
Bedroom Two
9'5 x 11'8 (2.87m x 3.56m)

Bedroom Three
13' x 7'9 (3.96m x 2.36m)

Shower Room
4'10 x 10'3 (1.47m x 3.12m)

Double Garage
21'7 x 17'10 (6.58m x 5.44m)







FIXTURES AND FITTINGS All items in the nature of the vendors fixtures and fittings unless otherwise indicated in these sales details excluded from the sale.
VIEWING Via our office at 13 Leicester Road, Wigston, Leicester, LE18 1NR
Telephone: 0116 2811 300 • Email: wigston@nestegg-properties.co.uk who will be pleased to arrange an appointment to view. Or visit our website at www.nestegg-properties.co.uk/
FREE PROPERTY VALUATIONS Looking to sell? Need a valuation?
Excellent area coverage local offices all working together to sell your property. Giving one of the most comprehensive displays in Leicester and County – total coverage for your home.
Call us on 0116 2811 300 for free advice.
OFFER PROCEDURE If you are obtaining a mortgage on this property, one of our qualified mortgage consultants will contact you to qualify the offer on behalf of our vendors.
MONEY LAUNDERING Money laundering regulations 2003 – Intending purchasers will be asked to produce identification documentation, we would ask for your co-operation in order that there will be no delay in agreeing a sale.
These details do not constitute part of an offer or contract.
Agents notes- FOR ILLUSTRATIVE & VIEWING PURPOSES ONLY. Whilst every attempt has been taken to ensure the accuracy, these property particulars are a guide and must not be relied on. The fixtures, fittings, appliances may not be included and must be negotiated within the terms of the sale. Internal photographs are for general viewing and may differ slightly from the current condition of the property. The position & sizes of doors, windows, appliances and other features are for guidance only. Floor plan for illustration purposes only and is not drawn to scale.

2 Georgeham Close, Wigston, LE18 2HZ

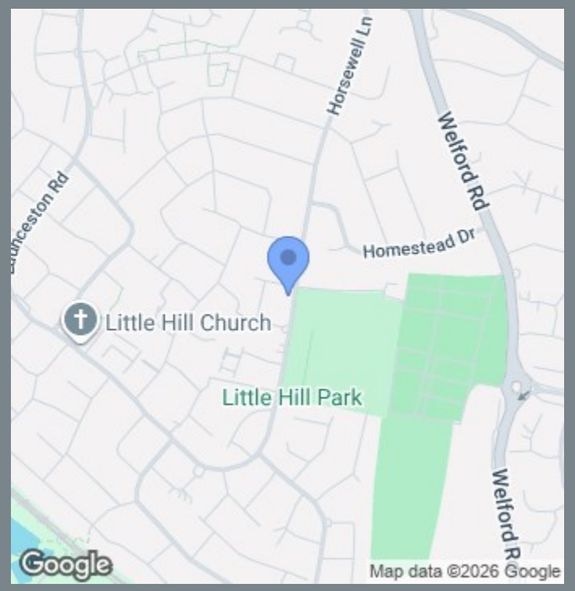
Offers In Excess Of £325,000

OVERVIEW

- Detached Family Home On Fabulous Corner Plot
- Great Location
- Hallway & Kitchen
- Spacious Lounge Diner
- Downstairs WC, Dining Room/Bedroom Four
- Three Bedrooms & Shower Room
- Driveway & Rear Garden
- Double Garage
- EER C, Freehold, Tax - D
- Viewing Is A Must

LOCATION LOCATION....

Georgeham Close enjoys a lovely position on the ever-popular Little Hill estate in Wigston, a well-established & family-friendly neighbourhood with a real sense of community and everything needed for day-to-day life close at hand. The handy Little Hill shopping parade is within easy reach, offering a Co-op alongside independent shops & takeaways, while Wigston town centre provides a much wider selection including Sainsbury's, ALDI, cafés, shops & everyday services. Families are particularly well catered for, with Little Hill Primary School & Thythorn Field Community Primary School both around 0.4 miles away, together with Wigston Academy & Wigston College approximately half a mile from the road. Green space is another real attraction, with Little Hill Park close by, providing a lovely place for children to play, dog walks or simply enjoying some fresh air, while the wider Wigston area offers further parks & open spaces. Getting around is easy too, with bus stops close to Georgeham Close and the 44/44S services providing links through Little Hill towards Wigston, South Wigston & Leicester city centre. South Wigston railway station is approximately 1.2 miles away, while excellent road connections provide straightforward access to Leicester, Oadby, the A563 ring road, M1 & M69. With its friendly community atmosphere, excellent choice of schooling, handy local shops & green spaces, Georgeham Close offers a wonderfully convenient setting for family life.











THE INSIDE STORY

Occupying a fabulous corner plot in a sought-after location, this detached family home offers generous & versatile accommodation, along with exciting potential for its next owners to update, improve & truly make it their own. With two driveways, a double garage & a great-sized rear garden, there is plenty here to work with & create a wonderful long-term family home.
Step inside through the hallway, which leads into the ground floor accommodation. The kitchen is fitted with shaker-style units & benefits from a range of integrated appliances including a dishwasher, fridge freezer, washing machine, oven & hob, providing a practical starting point for everyday family life. The lounge diner is a generous, sociable space with room to create both comfortable seating & dining areas. A feature fireplace forms the focal point within the lounge area, while patio doors lead directly out to the rear garden – perfect for opening up during the warmer months & keeping an eye on children playing outside. One of the real bonuses of this home is the additional reception room, offering fantastic flexibility depending on your needs. It could work equally well as bedroom four, a dedicated home office, separate dining room or play room, with the opportunity to adapt the space as family life changes. A downstairs cloakroom completes the ground floor. Upstairs, the landing leads to three bedrooms together with a shower room. Outside is where this property really comes into its own. The generous corner plot includes a front garden, two separate driveways providing excellent off-road parking & a double garage offering superb parking, storage or workshop potential. To the rear is a great-sized garden with a patio for outdoor seating & entertaining, together with a generous lawn providing plenty of room for children, pets or keen gardeners.







